

**THIS INSTRUMENT PREPARED BY:**

Jeremy L. Retherford  
Balch & Bingham LLP  
Post Office Box 306  
Birmingham, Alabama 35201

**SEND TAX NOTICE TO:**

CCCD Investments, LLC  
\_\_\_\_\_  
\_\_\_\_\_

**STATUTORY WARRANTY DEED**

**STATE OF ALABAMA     )**

**KNOW ALL MEN BY THESE PRESENTS:**

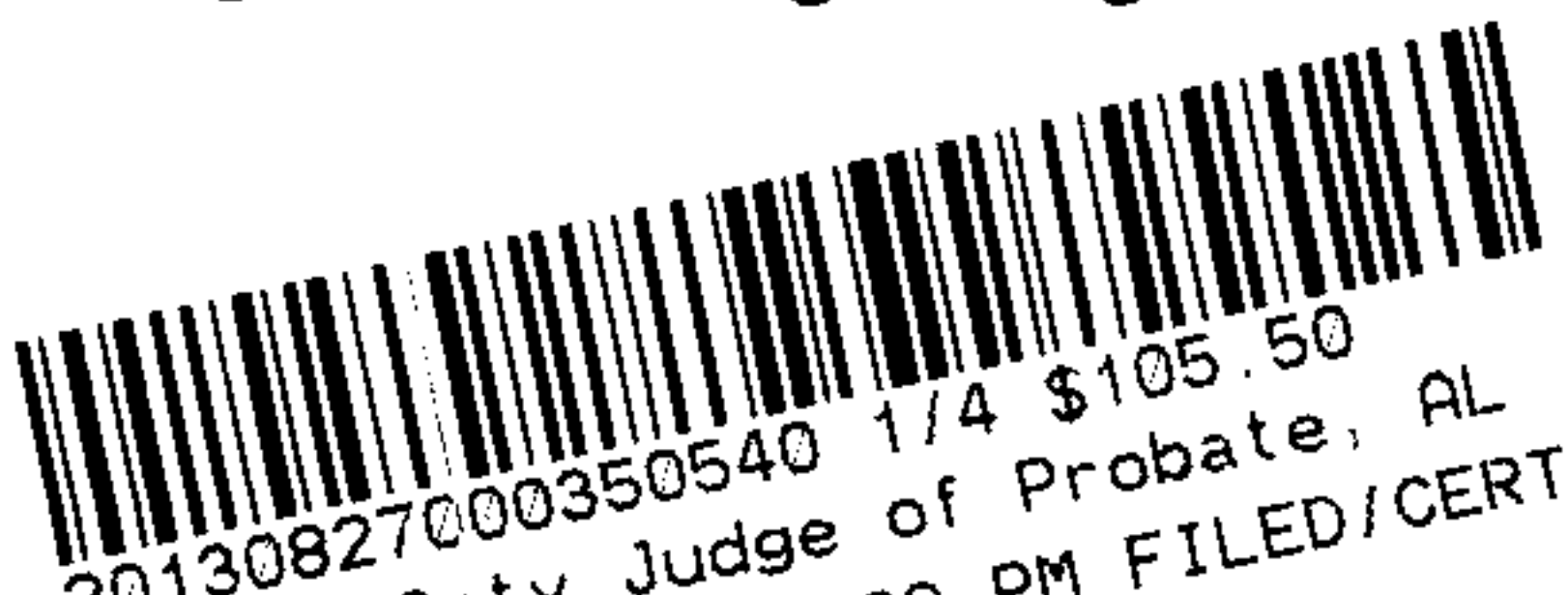
**SHELBY COUNTY         )**

**THAT FOR AND IN CONSIDERATION OF \$550,000.00** and other good and valuable consideration in hand paid to **CADENCE BANK, N.A.**, as successor by way of merger to Superior Bank, National Association, a national banking association, as purchaser and assignee from the Federal Deposit Insurance Corporation, as receiver of Superior Bank, a federal savings bank, pursuant to that certain Purchase and Assumption Agreement dated as of April 15, 2011 (the "Grantor") by **CCCD Investments, LLC**, an Alabama limited liability company ("Grantee"), the receipt and sufficiency of which are acknowledged hereby, Grantor does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto Grantee the real estate situated in Shelby County, Alabama described as follows together with all and singular the tenements (the "Property"):

A parcel of land located in the Northeast ¼ of the Northeast ¼ of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Northeast corner of the Northeast ¼ of said Section 25; thence South 00 degrees 00 minutes 00 seconds West along the Section line a distance of 305.77 feet; thence North 88 degrees 47 minutes 10 seconds West a distance of 154.47 feet; thence North 00 degrees 00 minutes 00 seconds East a distance of 40.75 feet; thence North 88 degrees 47 minutes 10 seconds West a distance of 233.99 feet to a point; said point lying on the Easterly right of way of McCain Parkway, said point also being the beginning of a nontangent curve to the left, having a radius of 302.04 feet, a central angle of 18 degrees 09 minutes 32 seconds and subtended by a chord which bears North 05 degrees 57 minutes 12 seconds East and a chord distance of 95.33 feet; thence along the arc of said curve and said right of way a distance of 95.73 feet to a point, said point being the beginning of a compound curve, having a radius of 302.04 feet, a central angle of 05 degrees 46 minutes 20 seconds and subtended by a chord which bears North 06 degrees 00 minutes 44 seconds West and a chord distance of 30.42 feet; thence along the arc of said curve and said right of way a distance of 30.43 feet; thence North 08 degrees 53 minutes 54 seconds West and along said right of way a distance of 142.31 feet; thence South 88 degrees 44 minutes 30 seconds East and leaving said right of way a distance of 403.78 feet to the point of beginning, Shelby County, Alabama.

Shelby County, AL 08/27/2013  
State of Alabama  
Deed Tax: \$82.50

  
20130827000350540 1/4 \$105.50  
Shelby Cnty Judge of Probate, AL  
08/27/2013 02:47:29 PM FILED/CERT



**THIS CONVEYANCE IS SUBJECT, HOWEVER,** to the following:

1. Current ad valorem taxes.
2. Mineral and mining rights not owned by Grantor.
3. Easements of record, recorded restrictions, rights-of-way, agreements and other matters of record.
4. Matters that would be revealed by an accurate survey of the Property or that may be shown on any recorded map or plat of the Property.
5. Any applicable zoning, subdivision or other land use ordinances, laws or regulations.
6. The Property is conveyed "As is" and "where is", with all faults and specifically and expressly without any warranties, representations, or guaranties of any kind, oral or written, express or implied, other than statutory warranties of title, concerning the Property or this conveyance from or on behalf of Grantor;
7. To the maximum extent permitted by law, Grantor makes no representations, warranties or guarantees of any kind, oral or written, express or implied concerning the Property or the title to the Property, other than statutory warranties of title, including, without limitation, (i) the profitability, suitability or fitness of the Property for a particular use or purpose, (ii) the manner or quality of the construction or materials incorporated into the improvements, if any, on the Property, (iii) the manner of repair, quality, state of repair, or lack of repair of the Property, and (iv) the availability of utilities and access of the Property to public roads.
8. To the maximum extent permitted by law, Grantor makes no representations or warranties with regard to compliance with any environmental protection, pollution, or land use laws, rules, regulations, orders or requirements, including but not limited to, those pertaining to the handling, generating, treating, storing, or disposing of any solid waste, as defined by the U.S. Environmental Protection Agency Regulations at 40 C.F.R. Part 2261, or hazardous substance, as defined by the Comprehensive Environmental Response Compensation and Liability Act of 1990, as amended, and regulations promulgated thereunder.
9. Grantor is not liable or bound in any manner by any verbal or written statement, representations or information pertaining to the Property furnished by any broker, agent, employee, servant, or other person.
10. Grantor shall not be liable to the Grantee for any prospective or speculative profits, or special, indirect or consequential damages, whether based upon contract, tort, or negligence or in any other manner arising from the transactions contemplated by this conveyance.

**TO HAVE AND TO HOLD** to the Grantee and Grantee's heirs, successors and assigns forever;

**IN WITNESS WHEREOF**, Grantor has caused this Deed to be executed by Grantor's duly authorized representative this 23<sup>rd</sup> day of August, 2013.

**GRANTOR:**

By: **CADENCE BANK, N.A.**

(Signature)

Charles Powell

(Printed Name):

Charles Powell

Its:

Vice President

STATE OF Alabama )


COUNTY OF Shelby )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Charles Powell, whose name as VP of Cadence Bank, N.A., is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she, as such and with full authority, executed the same voluntarily for and as the act of said institution.

Given under my hand this 23<sup>rd</sup> day of Aug., 2013.

Chad Stottle  
Notary Public

My commission expires 3/14/16

  
20130827000350540 3/4 \$105.50  
Shelby Cnty Judge of Probate, AL  
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## Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name CADENCE BANK, N.A.  
Mailing Address 17 N. 20th Street  
Birmingham, AL 35203

Grantee's Name CCCD INVESTMENTS, LLC  
Mailing Address 1775 McCain Parkway  
Pelham, AL 35124

Property Address 1775 McCain Parkway  
Pelham, AL 35124

Date of Sale August 26, 2013  
Total Purchase Price \$ 550,000.00

or  
Actual Value \$

or  
Assessor's Market Value \$



20130827000350540 4/4 \$105.50  
Shelby Cnty Judge of Probate, AL  
08/27/2013 02:47:29 PM FILED/CERT

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale  
☐ Sales Contract  
☒ Closing Statement

☐ Appraisal  
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

### Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date August 26, 2013

Print Brent Chapple, Member of CCCD Investments, LLC (Grantee)

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1